

BUILDING DIVISION

PLAN CHECK NOTE

From: Building Plan Check

PCN #23

Date: 1-1-08

Subject: Clarify Maximum Height of R-2 Occupancies in V-A Construction

Code reference:

Section 504.2 of the 2007 CBC and 2006 IBC

Background:

The original language of IBC section 504.2 has been modified by the Office of the State Fire Marshal (SFM). By reading the IBC and commentary and looking at the CBC, the user could draw incorrect conclusions.

The IBC allows the height of all buildings, including R2 occupancies in a type V-A construction, to be increased 20 feet when protected by a NFPA 13 system. For residential buildings protected by a NFPA 13-R system, the height is limited to 60 feet.

The CBC amendments to the IBC section have numerous components. The first portion states that the building allowable area cannot be increased when sprinklers are used to increase the building height in SFM regulated occupancies.

As a special provision to this amendment, the next portion is specific to an R-2 occupancy in a type V-A building. The said portion changes both the sprinkler requirement from 13-R to 13 system, and allows the area increases in conjunction with the height and number of story increase. However, in this case, the height is limited to 60 feet.

This paragraph as modified by the State does not provide clarity regarding the height of an R-2 occupancy in a type V-A building where sprinklers are not used for area increases.

Findings:

Based on discussions with individuals involved in the preparation of the CBC amendment, the City of San Jose will limit the height of all R-2 occupancies in type V-A buildings to 60 feet regardless of use of sprinklers for area increases.